

*Land Use Principles and Policies for Metrorail Station Areas (from Herndon 2030 Comprehensive Plan, adopted by the Town Council in August 2008)*

1. Recognize the potential to concentrate the highest density or land use close to the rail station.
2. Ensure there is a mix of land uses that support a variety of activities at various times to promote and support transit ridership and provide shared parking opportunities.
3. Provide appropriate traffic calming measures and other facilities as needed to address the impacts of Metrorail in areas throughout the town.
4. Within the transit station area, accommodate and provide for multi-modal transportation methods, including pedestrian, bicycle, trolley bus and bus travel. Also provide for taxi stands, shuttle stops, limousine and tour bus parking.
5. Ensure public open spaces are provided through the development of an open space plan that includes major green space components signifying planted areas with pervious surfaces. Green space components should include green roof designs. The town shall develop a conceptual open space plan with green space components. Developers shall provide detailed plans with specific development proposals.
6. Establish urban design standards that create a unified streetscape and harmonious building design to support and invite pedestrian activity.
7. Design a mixed-use pedestrian corridor that terminates at the north access point of the Herndon Rail Station. Ensure that public art and public amenities are included in this corridor.
8. Promote the development of appropriate pedestrian and vehicular access on the north side of the Herndon Rail Station.
9. Determine an acceptable parking formula that accommodates on-site parking while encouraging the use of rail. Minimize the visual impact of parking structures and surface parking lots.
10. Establish a firm boundary and mandate buffering guidelines with extensive vegetation and either structural walls or large berms or both in order to protect single-family homes adjacent to the transit station area from redevelopment.
11. Establish a parking permit policy that prohibits commuters from parking in neighborhoods that are in close proximity to the rail station.